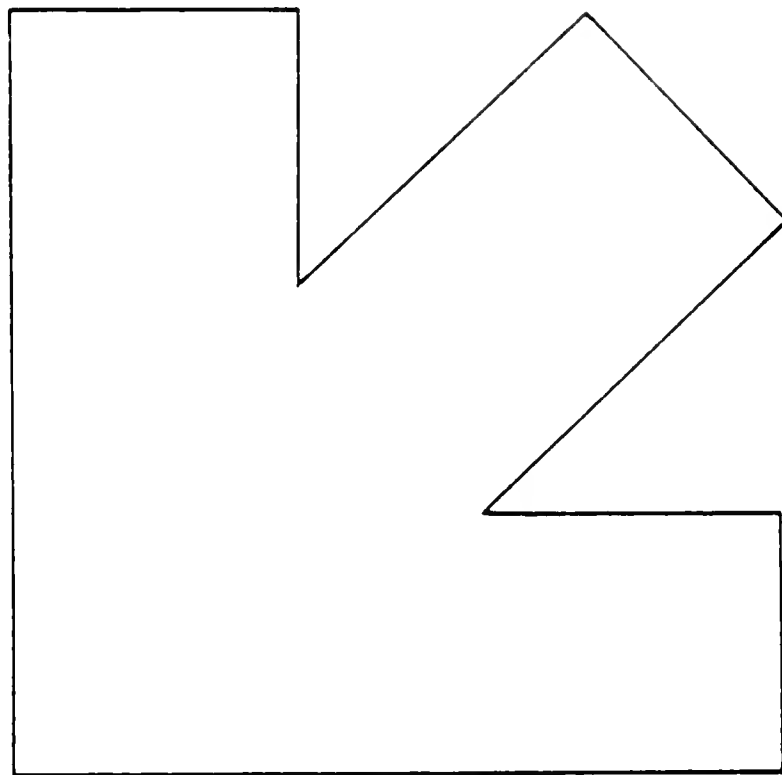


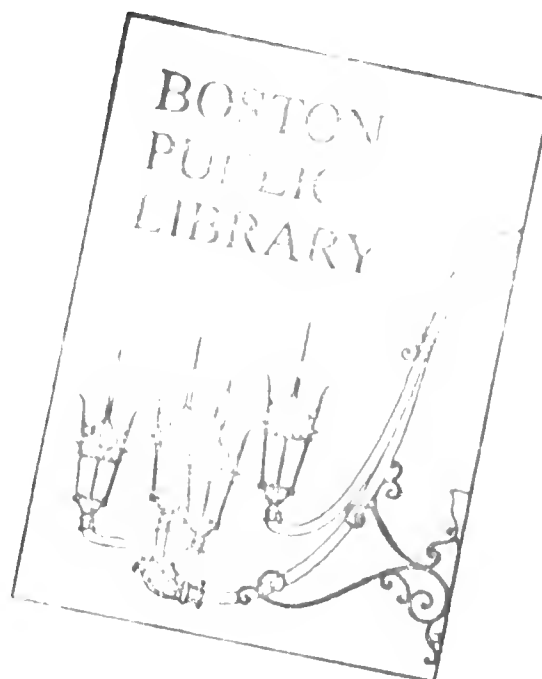
# NEIGHBORHOOD STRATEGY AREAS PROGRAM

CITY OF BOSTON/Kevin H. White, Mayor



## Hyde Park

A Boston Plan Area



*Hyde Park  
B 65 M  
H 3rd*



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I. OVERVIEW



## A. EXECUTIVE SUMMARY

Boston's Section 8 Neighborhood Strategy Areas Program reinforces a basic City housing policy of rehabilitation and neighborhood preservation. The areas selected for this HUD Demonstration Program are themselves "demonstration" neighborhoods for the City: they are in the Boston Plan, and are among the "Targeted Investment Areas" under the Neighborhood Improvement Program, funded by the Community Development Block Grant and the City's capital budget.

Boston's Neighborhood Strategy Areas Program is a deliverable program. The five neighborhoods selected are a manageable size, and the revitalization strategies are on a scale appropriate to need. Programs for each area have been developed mindful of both the benefits and pitfalls of concentrating resources into a neighborhood. The five proposals focus the Section 8 resources on those structures whose rehabilitation is critical to revitalization.

Below is a summary of the areas selected:

1. The Sav-More neighborhood in Roxbury, the first phase of the Boston Plan for Blue Hill Avenue: The City's Urban Development Action Grant for Blue Hill Avenue, currently under review at HUD, includes a package of housing rehabilitation and homeownership programs for Sav-More. The strategy is to use the Section 8 Program for substantial rehabilitation of the visible, vacant multi-unit structures in the area. Rehabilitation of these buildings will encourage and help to secure other investments made by property owners committed to the neighborhood, and will provide additional housing opportunities and choices. The Section 8 Program will be implemented in two phases, consistent with other programmed investment.
2. A Franklin Field neighborhood, part of the second phase of the Boston Plan for Blue Hill Avenue: This neighborhood includes a Targeted Investment Area under the Neighborhood Improvement Program and recreational areas for which private investments are underway. The strategy is to rehabilitate vacant structures and a surplus school on Blue Hill Avenue which have a negative effect on the adjacent, strong residential neighborhoods. The vacant buildings on the Avenue, visible to those who live in and pass through the corridor, are a symbol of disinvestment. Their improvement will demonstrate that positive change is underway.

3. Cleary Square in Hyde Park, a focus of revitalization efforts under the Hyde Park Boston Plan and the Neighborhood Improvement Program: Hyde Park is a district which has been "losing ground" over the last few years. Historically, a middle-class area of well-kept single family homes with a mostly white population, its racial composition and age levels have shifted significantly in the last 5 years. Public investments have been designed both to improve the physical character of the residential and business district areas and to build the confidence of property owners in the future of Hyde Park. The strategy is to provide badly-needed elderly housing, in a central location near services and shopping, to complement the ongoing investments.
4. A neighborhood in Dorchester, which is a Targeted Investment area under the Neighborhood Improvement Program: The housing stock in this neighborhood is primarily owner-occupied, 1-4 unit, unsubsidized structures. The strategy is to hold this basically sound area by using the Section 8 Program to rehabilitate a limited number of vacant masonry buildings. In addition, the City will initiate a pilot Investor-Owner Rebate Program, for rehabilitation of other rental properties in fair to good condition.
5. Chinatown and Leather District, adjacent to the newly-funded Lafayette Place Action Grant under the City's Boston Plan for Downtown: This area, already subject to development pressures from institutional and commercial interests, could become a target for speculation as a result of interest generated by the UDAG development. The strategy is to provide additional housing units to those currently living in the area in overcrowded and substandard conditions; and to save structurally sound and architecturally significant brick structures which are currently underutilized.



## B. ADMINISTRATIVE STRUCTURE

The City's Office of Housing, Development and Construction will have primary responsibility for implementation of the Neighborhood Strategy Areas Program.

Implementation can be broken down into several components:

1. Technical assistance to interested property owners;
2. Review of specific proposals for Section 8;
3. Coordination with MHFA and HUD;
4. Implementation of the Neighborhood Strategy;
5. Relocation.

### 1. Technical Assistance to Interested Property Owners

Upon HUD approval of designation of Neighborhood Strategy Areas, the City will solicit proposals from interested property owners consistent with Section 881.305(a) of the Regulations. All requests for information and assistance will come to the Office of Housing, Development and Construction.

In accordance with Section 881.305(b) and (c) of the Regulations, the Office of Housing, Development and Construction will provide basic information concerning the special procedures for NSA, including:

- a. A copy of NSA Regulations;
- b. Where Minimum Design Standards for Rehabilitation of Residential Properties or HUD Minimum Property Standards or other applicable standards and regulations may be found;
- c. Requirements and information necessary to enable interested property owners to participate; and
- d. Information about how to obtain financing, mortgage insurance and other assistance available under the Neighborhood Revitalization Plan for the area.
- e. Assistance in the preparation of proposals, to the extent necessary to assure adequate

owner interest and viable proposals.

Staff of the Office of Housing, Development and Construction is knowledgeable about the Section 8 Program, preparation of applications, and HUD processing. In addition, staff will attend HUD Training Sessions later this summer.

## 2. Review of Specific Proposals

Proposals for Section 8 NSA units will be submitted to the Office of Housing, Development and Construction for review. This Office will solicit comments from the following departments:

- a. Mayor's Office of Public Service (Little City Halls), for community input.
- b. Office of Program Development and Boston Redevelopment Authority, for consistency with neighborhood strategy.
- c. Boston Redevelopment Authority, for financial feasibility and relocation.
- d. Public Facilities Department or Real Property, for City-owned structures.

The Office of Housing, Development and Construction will review the proposals for consistency with the NSA application and the adopted Housing Assistance Plan.

Proposals which are acceptable to the City, according to its review criteria, and which request state financing will be forwarded to MHFA with the City's comments, for review and processing in accordance with MHFA procedures.

Applications will be forwarded by MHFA to HUD for approval, in accordance with HUD Regulations and MHFA procedures. Whenever possible we urge that agency reviews occur simultaneously.

## 3. Coordination with MHFA and HUD

Coordination with MHFA and HUD will be handled through the Office of Housing, Development and Construction. It is anticipated that such coordination will be ongoing throughout implementation of the NSA Program.

#### 4. Implementation of the Neighborhood Strategy

City departments and offices are structured to enable the City to plan and respond to neighborhood issues and concerns; and to deliver services in a manner responsive to the needs of the community. Short and long range planning at the neighborhood level are carried out by the Mayor's Office of Program Development and the Boston Redevelopment Authority District Planning Staff. Little City Halls across the City provide access to "City Hall," respond to neighborhood concerns, and generally function as the City's point of communication with residents. Citizen participation efforts are carried out through the Little City Halls.

Neighborhood Cabinets have been established, to improve delivery of City services. Staff of line departments\* who work in the field are assigned to the Cabinets, chaired by the Little City Hall Managers. The Cabinet is a forum for coordinating delivery of services and surfacing problems.

Housing rehabilitation programs operate out of site offices. Trained Rehabilitation and Finance Specialists are in the offices to provide technical assistance and to check on repairs.

In sum, the City has established a decentralized system of service delivery for the neighborhoods, to ensure maximum ability to respond to the needs of the communities being served. In addition, there is centralized control and coordination through the Neighborhood Development Council.

The Office of Housing, Development and Construction, as the coordinating office for the Neighborhood Strategy Areas Program, is the office to contact concerning implementation of the various phases of the neighborhood revitalization plans.

#### 5. Relocation

The Boston Redevelopment Authority's Office of Relocation will have primary responsibility for providing relocation assistance, if any should be needed. At the present time, no relocation is anticipated.

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\*Departments such as the Housing Inspection, Parks and Recreation, and Public Works Departments, representatives from Youth Activities Commission.

Consistent with Section 881.303 (d)(7), services will be provided to ensure that minorities, female heads of households, and low income families have the opportunity to take advantage of housing choices outside the areas of minority concentration and low income areas containing an undue concentration of persons receiving housing assistance.

C. SECTION 8 REQUEST

<u>NEIGHBORHOOD STRATEGY AREA</u>	<u>SECTION 8 UNITS</u>		<u>UNIT TYPE</u>	<u>STRUCTURE TYPE</u>	<u>BEDROOM SIZE</u>
1. Roxbury/ Sav-More	60 HFDA 10 HFDA <u>80 HFDA</u>		elderly family family }	elevator semidetached walkup	1-br 1-br 2-br
Total:	150 HFDA 20 CITY		family	semidetached walkup	2-br
2. Franklin Field	24 HFDA <u>54 HFDA</u>		elderly family	elevator semidetached walkup	1-br 2-br
Total:	78 HFDA				
3. Chinatown	65 HFDA 55 HFDA 30 HFDA <u>5 HFDA</u>		family family family family	walkup walkup walkup walkup	1-br 2-br 3-br 4-br
Total:	155 HFDA				
4. Hyde Park*	100 HFDA		elderly	elevator	1-br
5. Dorchester	40 HFDA 12 HFDA <u>36 HFDA</u>		elderly family family	elevator semidetached walkup	1-br 2-br 3-br
Total:	88 HFDA				

\*New construction units

CITY WIDE SUMMARY

<u>UNIT TYPE</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
Elderly	224	38%
Small Family	296	50%
Large Family	71	12%
Total	<hr/> 591	<hr/> 100%

#### D. SCHEDULE FOR SUBMISSION OF PROPOSALS

<u>TASK</u>	<u>DAY</u>
1. City notification of NSA's and solicitation of proposals .	1
2. Proposals submitted to the City, by neighborhood:	
a. Sav-More Phase I	30
b. Sav-More Phase II	30
c. Franklin Field	35
d. Dorchester	35
e. Chinatown	45
f. Hyde Park	60
g. Sav-More- City units	to be determined
3. City review of proposals, to be completed within 30 days. Proposals submitted to MHFA/HUD as appropriate.	
a. Sav-More Phase I	60
b. Sav-More Phase II	60
c. Franklin Field	65
d. Dorchester	70
e. Chinatown	75
f. Hyde Park	90
4. MHFA review of proposals requesting state financing (60-day review period is assumed). Submission of proposals to HUD by MHFA:	
a. Sav-More Phase I	120
b. Sav-More Phase II	120
c. Franklin Field	125
d. Dorchester	130
e. Chinatown	135
f. Hyde Park	150

All proposals requesting FHA insurance will be submitted to HUD following review by the City.  
City notification of NSAs will be published within two weeks of notification by HUD of areas selected.

#### E. ELIGIBILITY OF AREAS SELECTED

The proposed Neighborhood Strategy Areas are residential areas in which concentrated public and private investments are being, and will continue to be, carried out in a coordinated manner to achieve neighborhood revitalization. Sections IV and V of each proposal (Neighborhood Revitalization Plan and Housing Revitalization Plan) describe activities underway and planned.

The proposed Neighborhood Strategy Areas are of manageable size and condition, such that revitalization can be achieved. Revitalization plans have been developed on a scale consistent with each area's needs.

Community development and capital budget funds will continue to be targeted to the Neighborhood Strategy Areas under the City's Neighborhood Improvement Program. As in most communities, planning and programming of these funds are carried out on an annual basis. Therefore, the specific activities and funding levels for future years' programs can only be estimated.

In addition, there are several housing programs whose funds may be "targeted" to Neighborhood Strategy Areas, including: State Section 707 Rental Assistance funds, mortgage assistance under the Massachusetts Home Mortgage Finance Agency, rehabilitation funds under the federal Section 312 Loan Program. The City will be exploring the feasibility and advisability of using these programs in the Neighborhood Strategy Areas, over and above existing levels of activity.

Programs for these five "demonstration" neighborhoods will be developed and implemented on an ongoing basis over the next five years. Future investments will be designed to respond to the changing needs and character of each area. The City's policy is to strike a balance; to concentrate resources as a catalyst for revitalization, but to program resources throughout the City, to retain the fabric of the larger community.



HYDE PARK



## HYDE PARK

### I. INTRODUCTION

Hyde Park, Boston's last community to be annexed (1912) can be viewed in terms of its similarity to other New England manufacturing towns. Its early growth centered around local industry and paper textile manufacturing. Connected to the larger world by rail, it merged physically with the expanding central City and grew rapidly at the turn of the century. A period of growth followed the Second World War, when new housing construction and a shift in job location to outside the area led it to be characterized as a suburb within the City. The population of Hyde Park grew 28% between 1950 and 1970, during a period when the City as a whole lost 8% of its population.

Hyde Park can be viewed as a strong residential area with active commercial and manufacturing sections, precisely the kind of resource which city and federal government officials have agreed should be preserved. An alternative view of this area, held by many closest to it, is that Hyde Park is a community in a delicate state of balance, with evident decline in its commercial center and steady erosion of the industrial job base, as well as a potential for housing deterioration. Complicating any assessment of the area are two additional factors: its deep and often bitter involvement in controversy over court-ordered school desegregation and, in one section, recent racial transition.

The City has recognized Hyde Park as a neighborhood in transition, a neighborhood with problems that must be addressed if it is to remain a desirable place to live and a viable neighborhood of the City. For that reason, Hyde Park was one of four sections of the City included in the Boston Plan.

The Cleary Square area is recommended for inclusion in the Neighborhood Strategy Areas Program because efforts to improve both its commercial and residential quality are underway, efforts in which the private and public sectors have combined forces to achieve positive success. The provision of 100 new units of much-needed elderly housing within the periphery of Cleary Square will complement block grant allocations programmed for Hyde Park and will allow the Boston Plan for Hyde Park to move one step further in the realization of its goal to preserve neighborhood stability.

## II. DEMOGRAPHIC AND PHYSICAL CHARACTERISTICS

### A. Demographic Characteristics

Hyde Park, located in the southwest quadrant of the City, surrounded by West Roxbury, Mattapan, Roslindale and Milton, was one of the few districts in the City to gain population between 1960 and 1970. Its increase of 28% to 36,509 exceeded West Roxbury's 24% growth. During this period, the City lost 8% of its population. In 1975 State Census figures indicate that Hyde Park has continued to grow to an estimated 37,628 while Boston's total population has remained relatively stable.

In 1970, median family income for Hyde Park was \$10,693, about \$1,500 above the City median; and the proportion of families earning below \$5,000 annually was below that of the City. Hyde Park contained 10,738 housing units in 1970, an increase of 16% from 1960. The majority of this growth was in the western half of the district where new single family and multi-family units have been completed.

In contrast to many of Boston's older neighborhoods, Hyde Park is distinctly more suburban. Much of the housing stock falls in the category of owner-occupied single and two family structures; there is a wide representation of churches and temples; neighborhood shopping centers cater largely to convenience needs; public, parochial and private schools play an important role in the neighborhood; open space and recreational opportunities are unparalleled in the City.

In 1970, 99% of Hyde Park's population was white. However, since 1972, there has been a migration of black families in the north-eastern and Stony Brook sections of Hyde Park. The 1977 Hart Survey substantiated this pattern by indicating a 4% black population in Hyde Park.

The age distribution figures for Hyde Park in 1970 showed a 12% elderly population, an increase of 14% over 1960. While this is comparable to city-wide levels, there are few elderly housing units available in Hyde Park to meet this growing segments needs.

Hyde Park has been a stable neighborhood; approximately 65% of the population lived in the same house in 1970 as in 1960. However, the increasing age of homeowners and the disquieting effects of school desegregation, along with tax and real estate uncertainties prompt city officials to expect a more rapid turnover between 1975 and 1980. This is substantiated by the 1977 Hart Survey which revealed that 26% of those surveyed in Hyde Park were fairly confident that they would move within the next three years.

1970 CENSUS DATA FOR HYDE PARK

<u>INCOME</u>	<u>% POPULATION</u>
\$0 - 5,000	12%
5 - 10,000	33%
10 - 15,000	31%
15,000 +	24%
Median Family Income	\$10,731

More recent surveys indicate that income levels in Hyde Park have kept up with inflation.

<u>AGE DISTRIBUTION</u>	<u>% POPULATION</u>
0-19	38%
20-24	8%
25-44	21%
45-64	23%
65 +	10%
Total Population	36,509

More recent surveys indicate a substantial drop in the 0-19 category, and increases in the other categories. The elderly population is estimated to be 12% of the population now.

## B. Physical Characteristics

Cleary Square is located in the heart of Hyde Park and is the community's major commercial district. At the turn of the century, it was a very small center and yet more than provided the basic retail needs of the community. Through the 1950's as Hyde Park's population burgeoned, Cleary Square's growth paralleled the district's increasing need for retail diversity. The business area stretched to include the main streets of Hyde Park Avenue, River Street and Fairmount Avenue. Growth was sporadic, and spanned half a century; thus, the architectural characteristics of Cleary Square are eclectic. Height, construction materials, and style vary within each block of stores. Renovations have been equally sporadic, and have tended to detract from the overall appearance of the Square.

Cleary Square's physical and economic decline have been markedly apparent since the mid-50's with the emergence of suburban malls and shopping plazas. Plagued by inadequate parking facilities, crowded traffic conditions and an aging physical plant, this commercial district could not keep pace with its suburban competitors. Instead, "going out of business" signs, thrift shops and auto body shops have infiltrated the Square. Social service agencies and public sector offices are now located in prime storefront spaces. Storefront grates are common, as the remaining retailers seek to secure their stores from vandals. Arson is another concern in Cleary Square and has resulted in the loss of several blocks of once viable retail space.

The City is committed to revitalizing Cleary Square, recognizing that in many respects, a neighborhood's commercial district sets the tone for neighborhood confidence and contributes to the economic well-being of the community. In 1975, a consultant's report prepared with City and residential involvement identified the short range activities and long term improvements which can be implemented to revitalize Cleary Square. Some steps have been taken to improve the area but much remains to be done. The City has identified Cleary Square as an area for concentrated improvements under the Community Development Block Grant Program, its capital budget and the Hyde Park Boston Plan. The inclusion of Cleary Square in Boston's Neighborhood Strategy Area's application for Section 8 subsidized housing complements this effort.

The need for additional elderly housing units in Hyde Park has been documented in a report prepared by the Boston Housing Authority and the Boston Redevelopment Authority in 1974 and is further substantiated by an examination of the current BHA waiting lists for elderly apartments in Hyde Park. To date, the only elderly housing in Hyde Park is a 48-unit development on the Mattapan border. A 104-unit development is currently planned for construction in late summer of 1978, on Summer Street, just west of Cleary Square. This project will by no means satiate the existing demand for elderly housing in a community where 28% of the homeowners in 1970 were over 65 years of age.

Most of the residential properties in Hyde Park are in one to three story wood frame buildings which are 58% owner-occupied and generally in good repair. The City's Housing Improvement Program (which offers a 20% rebate on certain repairs) has been very effective in providing homeowners financial incentives to make needed repairs to over 1100 owner-occupied structures in Hyde Park. The opportunities for substantial rehabilitation are not present in Hyde Park and new construction is the primary option available to provide the needed elderly housing units for this community.

The location of new elderly construction in the Cleary Square area is recommended for several reasons. The proximity of such housing to local shopping, churches and social services is an important factor in minimizing the isolation among elderly and in affording them the opportunity to be self-sufficient to the greatest extent possible. The location of housing in the immediate Cleary Square area will provide a walk-in trade for the businesses located there, particularly food, personal goods and drug stores. New residential construction on the fringe of this commercial sector will prevent the unchecked expansion of the retail area and encourage the physical consolidation of retail uses within a well-defined geographic area. In this way, new elderly housing development within the periphery of Cleary Square will not only provide appropriate housing units, but will complement commercial revitalization efforts underway in the Square.

III. CONFORMANCE WITH ENVIRONMENTAL, SITE AND NEIGHBORHOOD  
STANDARDS; FEASIBILITY OF REHABILITATION.

A. Adequate Street and Utilities

The utilities servicing the site have been determined adequate for residential use. The City's water and sewer systems are more than ample for domestic flow. For both sanitary and storm drainage the minimum pipe diameter is 10". Private utility companies supply electricity and gas. Boston Edison provides 120 amp service on a regular basis and 220 service upon request.

The City of Boston, since 1968, has installed sodium vapor lighting on Hyde Park Avenue, River Street and Fairmount Avenue. The area's street and utility systems are in generally good condition.

B. Compliance with Fair Housing Laws and Procedures

The Section 8 housing development will be carried out in accordance with all fair housing laws and procedures, including Title VI of the Civil Rights Act of 1968, Executive Order 11063, and HUD Regulations issued pursuant thereto.



### C. Promotion of Greater Choice of Housing Opportunities

At present, there are very few elderly subsidized units of housing in Hyde Park. A 104-unit elderly complex which will be managed by the Boston Housing Authority is now planned on Summer Street, just outside Cleary Square to the west. This project will have 100% units subsidized through Mass's 667 Program. In addition, on Davidson Street, there is a 48 unit elderly project operated by the Boston Housing Authority. The remainder of Hyde Park's elderly population resides principally in single and two family privately-owned units.

### D. Environmental Conditions

The proposed construction of an elderly housing development will physically improve the quality of Cleary Square. The site recommended for development, contains 5.7 acres of cleared, vacant land. The immediate residential and commercial sectors would be significantly improved if the site were developed for housing.

In an environmental report prepared in September, 1975 by an established engineering firm, noise levels were found to be within the normally acceptable range (not to exceed 45db (A) more than 30 minutes per 24 hours) as defined by HUD's Noise Policy Circular 1390.2. The Penn Central Mainline will be shut-down for approximately 4 years between 1979 and 1983 during construction of the MBTA's Orange Rapid Transit Line. In the interim, the Midlands Branch will carry additional commuter lines. However, the frequencies will not be excessive and will primarily occur during peak 7-8:30 a.m. and 4:30-6:00 p.m. travel time and will not significantly alter the noise levels. Following completion, normal freight service will resume on the line in 1983.

The proposed site is free from serious adverse environmental conditions as evidenced by the following:

- It is not anticipated that the proposed construction will produce any increases in the types or quantities of air emissions.
- The site will not require any changes in transportation patterns.
- The site will utilize existing water and sewer systems (this should not affect the capacity of the systems).
- With the exception of construction debris, there will not be significant increases in solid wastes produced.

- Except for the construction period, the noise level will not be affected. In addition, the noise and dust impact from construction activities will be controlled through compliance with the applicable regulations of the Boston Air Pollution Control Commission.
- Debris will be promptly removed to approved sites.

Cleary Square is the district's primary commercial sector; regular police footpatrolmen are assigned during the day and evening hours to safeguard shoppers and merchants from incidents of vandalism. The neighborhood does not have a high crime rate and is generally perceived as safe.

The Cleary Square area is generally free from adverse environmental conditions. The noise emanating from the railroad and vehicular traffic can be offset with landscaping buffer treatment and glazed windows. Air pollution is not a problem.

#### E. Consistency with Housing Assistance Plan

Construction of 100 units of Section 8 elderly housing in Hyde Park is consistent with the City of Boston's overall Housing Assistance Plan for the coming fiscal year.

#### F. Access to Services, Employment

Cleary Square houses the Little City Hall where people pay their property and excise taxes, pick up senior citizen discount booklets and conduct personal business with the City. In addition, the U.S. Post Office, Boston Police and Fire Departments and Boston Public Library are also located in the Square.

Currently, there is an active elderly service program located in the municipal building. In addition to recreational and social programs, nutrition programs such as "Hot Lunch" are offered on a daily basis. The George Wright Medical Clinic which is located in the Square conducts blood pressure screening tests for elderly. There is a senior shuttle operated out of the Little City Hall and this can be used to bring patients to the Greater Roslindale Health Center for full-service out-patient treatment.

The basic commercial needs of the elderly can be accommodated within Cleary Square. With regular public transportation connection to the downtown, and the availability of the "Mobile Market for Elderly", the consumer needs of elderly can be satisfied.

While most elderly people are in some state of retirement, many persons prefer to remain active in some form of employment. In the Cleary Square area, there are some opportunities for part-time employment in the shops located here. In addition, several social service agencies are located close by and elderly people can find limited employment or can volunteer their services in day care centers and elderly programs. Also, there are several public schools from elementary levels to high school where elderly can be utilized to assist regular teachers in remedial and tutorial courses.

#### G. Access to Transportation

Cleary Square is well serviced by public transportation with 2 bus routes regularly connecting with the Orange Line at Forest Hills and one to the Red Line at Mattapan. In addition, the Penn Central Railroad has commuter trains which make a regular stop in Cleary Square and go directly to South Station and Back Bay. During the anticipated construction of the Orange Line between 1979 and 1983, this commuter service will be carried on the Midlands Branch and a stop will be maintained in Cleary Square.

#### H. Conformity with Relocation Requirements

The site recommended for the NSA program is entirely cleared and would involve no relocation of people or businesses.

#### I. Site in Flood Zones

The Neponset River borders both of the recommended sites. The City will conform to HUD standards and local requirements governing flood hazard areas.

#### J. Feasibility of Rehabilitation

Rehabilitation of residential and commercial structures is feasible, given the willingness and ability of property owners evidenced by past participation in rehabilitation programs and support for additional programs. The concentrated public investment in Cleary Square is being matched by private investment in storefront improvements (see Section IV). Hyde Park homeowners have utilized the Housing Improvement Program (see Section V).

#### IV. Neighborhood Revitalization Plan

##### A. Past and Current Public Investment

The revitalization of Cleary Square is a major City priority for future expenditures in Hyde Park. The City's recent efforts to improve Cleary Square focused on the development of an off-street parking lot in the area between Hyde Park Avenue and the Penn Central Mainline tracks. The introduction of new sodium vapor lights along River Street and Hyde Park Avenue and the police foot-patrol program have helped to reduce crime and vandalism in the Square.

In June of 1977, the City acquired title to the property behind the former Kelleher Market; plans to consolidate this with the existing municipal parking lot on Winthrop Street have been finalized. Construction will be complete in Spring of 1978.

In addition to these projects, the City has assigned a Business Specialist to work with the local merchants and property owners of Cleary Square to focus on upgrading storefront appearances, window displays, advertising techniques and security improvements. The CD funded RESTORE program, which offers a 20% cash rebate for exterior storefront improvements and provides full architectural and design assistance was recently made available to Cleary Square merchants. Several store owners have participated in the program.

This year's Neighborhood Improvement Program for Hyde Park includes a \$25,000 allocation to the newly-formed Hyde Park Community Development Corporation for seed money for commercial revitalization. The Community Development Corporation is comprised of business and community leaders who are actively seeking to attract new businesses to Hyde Park, and to physically upgrade the area so that it can compete successfully with suburban centers.

In addition, this year's Community Development budget contains a \$20,000 allocation for the RESTORE Program and \$53,000 for security footpatrols in the commercial sector. Also, \$29,000 has been allocated for structural renovations to the YMCA in Cleary Square and \$34,000 is available for two Senior Shuttles to be operated out of the Hyde Park Little City Hall.

##### B. Past Private Investment

The City's recent efforts to spur commercial revitalization in Cleary Square have been successful in generating private investment. A former supermarket and adjoining stores were destroyed by a fire in January of 1976, and the property was purchased by a developer who has since constructed a small convenience market on the site and has provided an attractive pedestrian connection to the City's new

parking lot. In addition, several small specialty shops have opened within the past 8 months, in stores which were recently renovated by private owners. These examples of private investment in Cleary Square offer encouragement to the City to continue its revitalization program through efforts such as the Neighborhood Strategy Areas Program.

### C. Activities to be Undertaken

The City, through the Hyde Park Boston Plan, will conduct a major traffic analysis of Cleary Square to determine what steps can be taken to alleviate traffic congestion in Cleary Square. Major street realignment, including neckdowns and improved traffic signalization for turning movements at Hyde Park Avenue / River Street intersection is needed. A feasibility analysis for the construction of an intermodal transportation terminal in Cleary Square will be conducted. Construction will be phased to be consistent with the 1979-1983 shutdown of the Penn Central Mainline. These projects will be funded under the City's capital budget and federal transportation funds.

Pedestrian amenities and street trees will be installed in Cleary Square over the next 12 months to improve the aesthetic quality of the commercial district and to create a more attractive shopping environment.

A retail marketing strategy will be developed in concert with the Hyde Park Board of Trade and Community Development Corporation to assure a compatible retail mix of stores and to reduce vacancies. Redesign of storefronts on a block basis is expected to continue over the next three years. The City will provide necessary architectural assistance and will assist local organizations in securing SBA and conventional financing to implement desired projects.

In addition, through the use of CETA and Project Yes employees, the City will increase its capacity to maintain the municipal parking lots and clean the local streets on a regular basis. This will be carried out in conjunction with City departments.

The Housing Improvement Program, which is funded at \$350,000 for the coming year, will be targeted to encourage upgrading of eligible structures in the vicinity of Cleary Square. Its past success in generating \$1.5 million in home improvements in Hyde Park since 1975 is expected to continue.

In summary, the Hyde Park Boston Plan will focus on improving Cleary Square over the next three years by concentrating on transportation issues, storefront improvement, improved self-image, and increased private / public co-sponsorship of cultural and recreational activities in the Square.

#### D. Schedule of Activities

104-unit elderly housing development - Summer Street	Begin construction, Summer of 1978 - Completion date, Spring 1980
Completion of Winthrop Street Parking Lot	Summer 1978
Redesign of major traffic intersections in Cleary Square	Fall 1978 - Fall 1979
Tree planting and installation of amenities in Cleary Square	Spring 1979
Implementation of RESTORE business district improvement program	1978 - 1980
Feasibility analysis of Transportation Terminal	Fall 1978 - Spring 1979 Construction 1979-1981
Hyde Park Community Development Corporation's program design and implementation	1978 - 1982

In addition to the investments planned for Cleary Square, the City is focusing its Neighborhood Improvement Program on the other residential areas in Hyde Park. Below is a summary of planned investments for the other areas of Hyde Park.

Housing Improvement Program	\$350,000
Fairmount Housing Project, Security Patrol	32,120
Ross Field, Security Patrol	16,060
Hyde Park YMCA Renovations	28,700
Hyde Park Youth Activities Development Corp.	15,000
Senior Shuttle	34,000
St. Anthony's Day Care Center	25,000
Tree Planting	22,000
Street Resurfacing	109,600
Ross Field, Lighting	90,000

The total Neighborhood Improvement Program for Hyde Park in 1978-79 is \$820,545.

## V. HOUSING REVITALIZATION PLAN

The Cleary Square area has only a few residential structures. The Housing Improvement Program will be the primary resource for rehabilitation assistance.

TOTAL STRUCTURES: 109

### PAST PARTICIPATION IN THE HOUSING IMPROVEMENT PROGRAM:

Certified cases	11
Cases in Process and expected to reach completion	<u>10</u>
TOTAL STRUCTURES REHABILITATED:	21

### ANTICIPATED FUTURE PARTICIPATION IN THE HOUSING IMPROVEMENT PROGRAM: 5 Year Plan

Future participation in HIP for Cleary Square is expected to average 9 cases per year over the next five years. Thus, a total of 45 structures, of those listed as being in good and fair condition, may be rehabilitated over the next five years. Past experience suggests that other structures, particularly those in good condition, may be rehabilitated by the owners without assistance from the City, as the Cleary Square revitalization effort takes hold.

The housing stock in Hyde Park is generally very well maintained. The suburban character of this neighborhood is primarily evidenced by the high proportion of owner-occupancy (58% vs. 27% City-wide) and two - family wood frame houses. There were a number of small and mid-size garden apartment buildings constructed during the 1960's all of which are privately owned and non-subsidized. Under the Housing Improvement Program, over 1,100 homeowners have made repairs to their homes. This successful program is particularly suited for assuring maintenance of existing housing units in Hyde Park.

The NSA program will allow new construction of elderly housing, to provide a necessary addition to the mix of housing types in Hyde Park generally, and Cleary Square in particular. The Section 8 NSA request is for 100 units of new construction elderly housing.

CLEARY SQUARE RESIDENTIAL  
BUILDING CONDITIONS SURVEY

<u>CONDITION</u>	<u># STRUCTURES</u>	<u>% TOTAL</u>
Excellent Condition Avg. \$500 rehab/unit	20	18%
Good Condition Avg. \$2,000 rehab/unit	67	62%
Fair Condition Avg. \$5,000 rehab/unit	20	18%
Poor Condition Avg. \$8,000 rehab/unit		
Demolition	<u>2</u>	<u>2%</u>
TOTAL:	<u>109</u>	<u>100%</u>



MARKET VALUES

According to BRA Research Department analysis of recorded sales in 1975, the average market values in the Hyde Park area in 1975 were as follows:

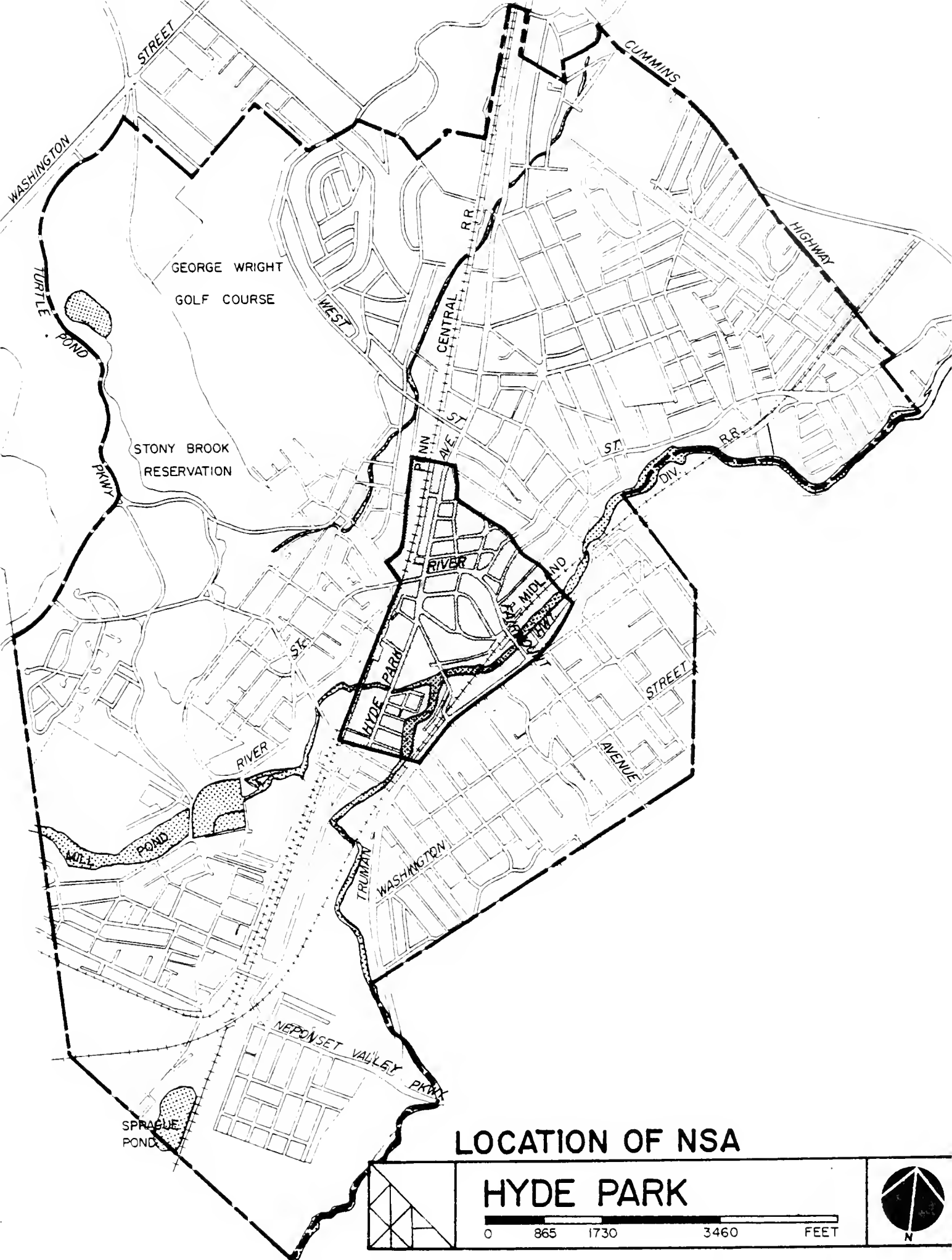
<u>1 - Family</u>	<u>2 - Family</u>	<u>3 - Family</u>
NSA: \$22,800	\$24,500	\$25,400
CITY: \$24,805	\$23,937	\$20,267

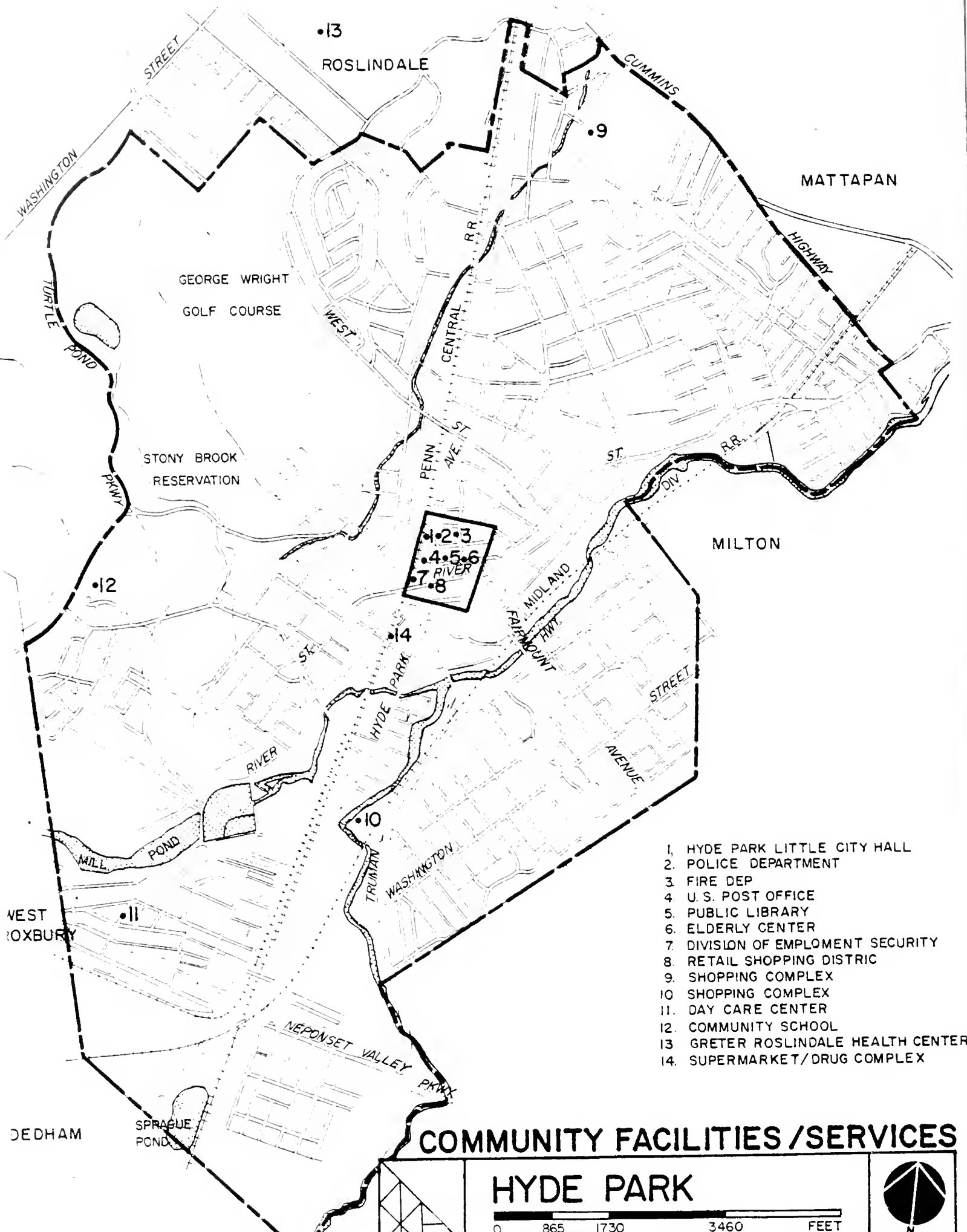
RENT LEVELS

Based on recent newspaper advertisements for apartments, rent levels for a 2-bedroom (5 room) apartment in a two- or three-family house range from \$225 to \$250. Rent does not include heat.

## VI. Citizen Participation

The Hyde Park community has been involved in the development of the revitalization strategy, through the Boston Plan and Community Development Program. The City is negotiating an agreement with the newly-formed Hyde Park Community Development Corporation, a group representative of the neighborhood and local community groups, to officially represent the Hyde Park neighborhood. Both residents and groups will continue to be involved in development and implementation of the Neighborhood Strategy.





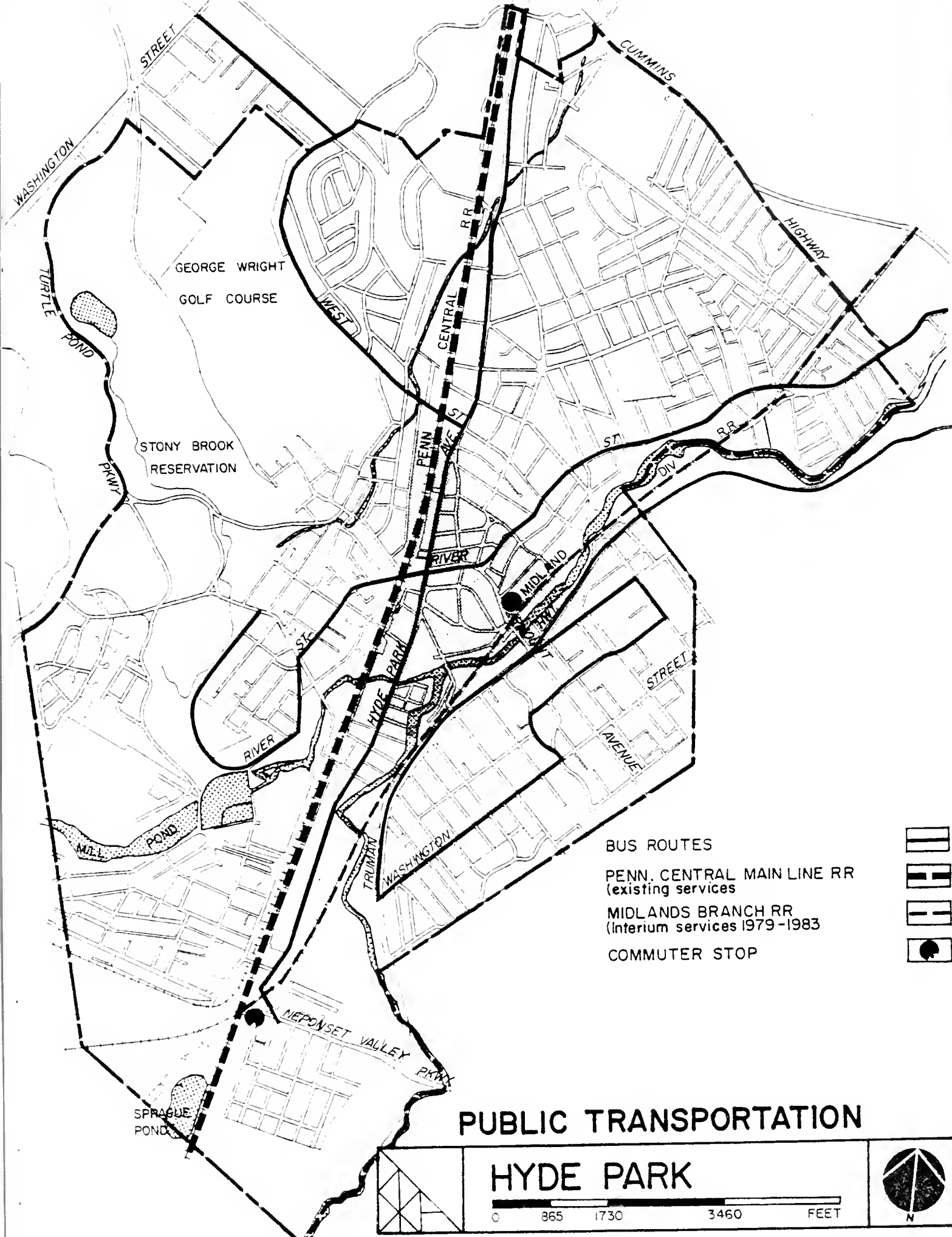
- 1. HYDE PARK LITTLE CITY HALL
- 2. POLICE DEPARTMENT
- 3. FIRE DEP
- 4. U. S. POST OFFICE
- 5. PUBLIC LIBRARY
- 6. ELDERLY CENTER
- 7. DIVISION OF EMPLOMENT SECURITY
- 8. RETAIL SHOPPING DISTRIC
- 9. SHOPPING COMPLEX
- 10. SHOPPING COMPLEX
- 11. DAY CARE CENTER
- 12. COMMUNITY SCHOOL
- 13. GRETER ROSLINDALE HEALTH CENTER
- 14. SUPERMARKET/DRUG COMPLEX

# COMMUNITY FACILITIES /SERVICES

## HYDE PARK

0 865 1730 3460 FEET





GEORGE WRIGHT  
GOLF COURSE

STONY BROOK  
RESERVATION

RIVER

HYDE PARK

MIDLAND

STREET

BUS ROUTES

PENN. CENTRAL MAIN LINE RR  
(existing services)

MIDLANDS BRANCH RR  
(interim services 1979-1983)

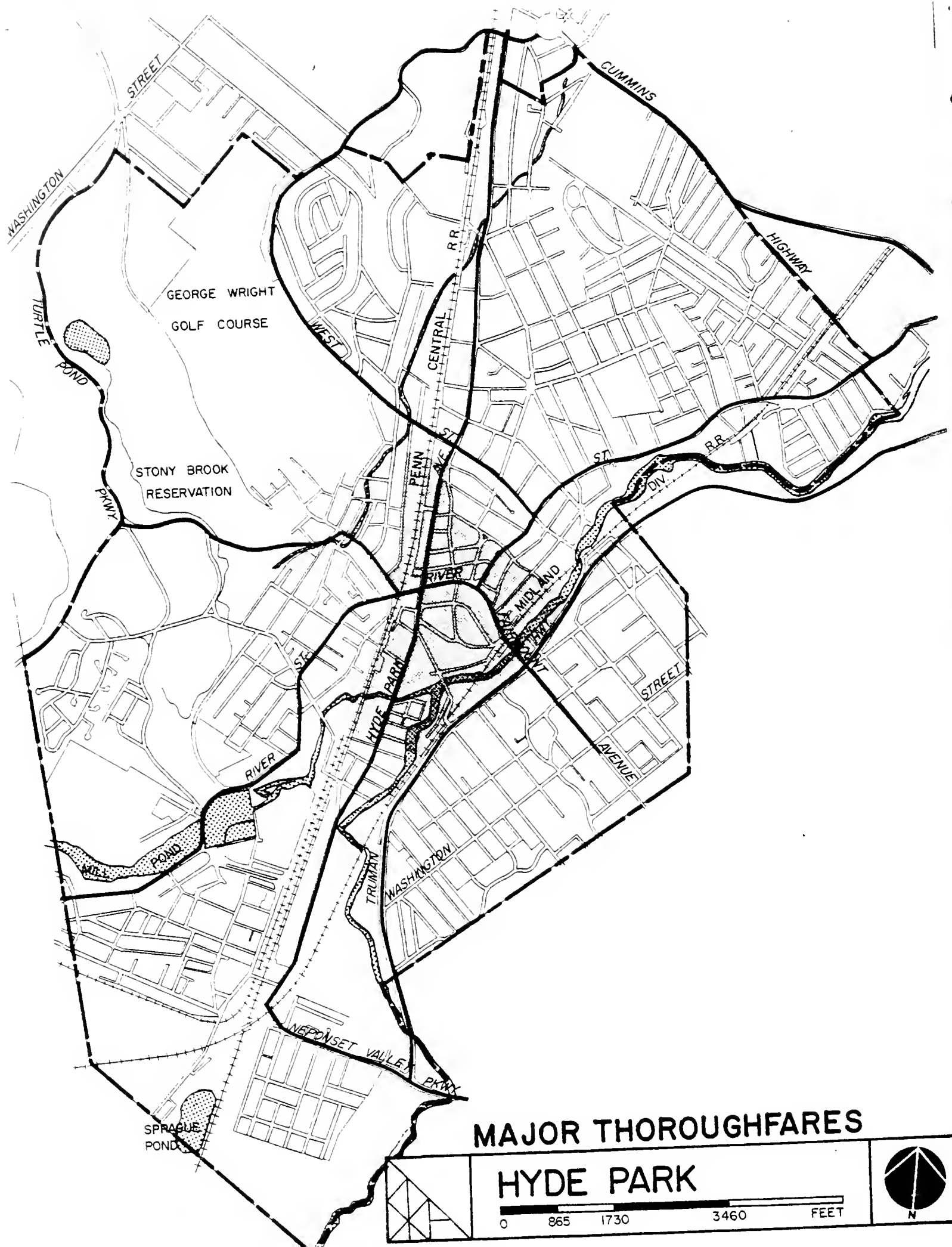
COMMUTER STOP

# PUBLIC TRANSPORTATION

## HYDE PARK

0 865 1730 3460 FEET

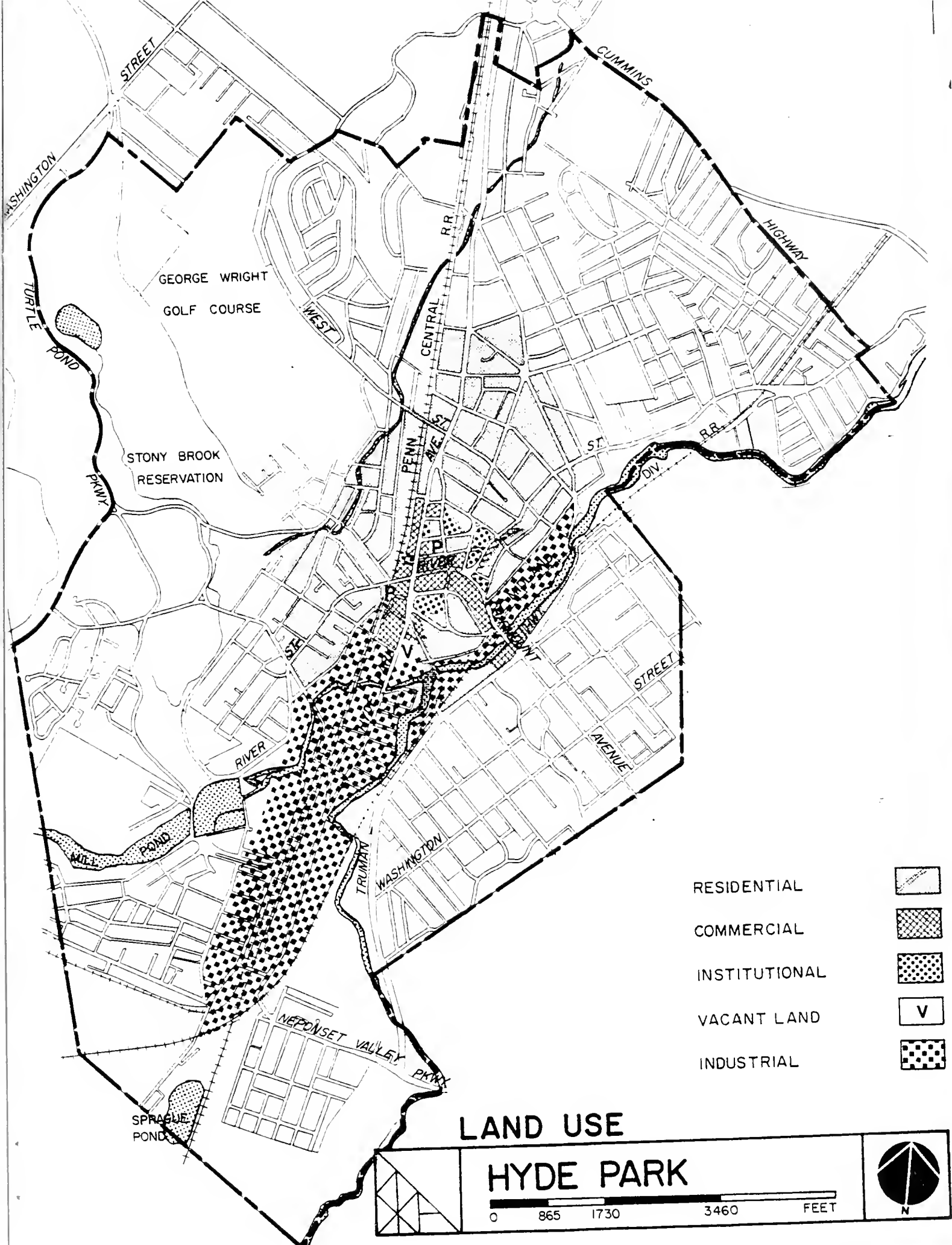




# MAJOR THOROUGHFARES HYDE PARK

0 865 1730 3460 FEET





BOSTON PUBLIC LIBRARY



3 9999 06316 064 0





